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Doc#: 1114618004 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/26/2011 10:26 AM Pg: 1 of 5

## DEED IN TRUST

THE GRANTOR, **DRAGICA SOPCIC**, a widow, 5733 North Sheridan Rd., #11B, Chicago, Illinois 60060, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys and quit claims unto JOHN SOPCIC, as Trustee of the JOHN SOPCIC TRUST dated March 9, 2011 (hereinafter referred to as "said trustee",) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION attached as Exhibit A

Permanent Real Estate Index Number: **14-05-407-015-1034**

Address of real estate: **5733 N. Sheridan Rd., Unit #11B, Chicago, IL 60060**

TO HAVE AND TO HOLD the said premises in fee simple with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew

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leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor hereby expressly waives and releases any and all right or benefit under or by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set her hand and seal this 29  
day of April, 2011.

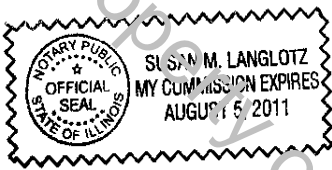
 (SEAL)  
DRAGICA SOPCIC

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STATE OF ILLINOIS    )  
  ) ss.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **DRAGICA SOPCIC**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 29 day of April, 2011.



*Susan M. Langlotz*  
\_\_\_\_\_  
NOTARY PUBLIC

THIS TRANSACTION EXEMPT UNDER 35 ILCS 200/31-45(c)

Attorney: *Susan M. Langlotz*                      Date: 4-29-11

**This instrument was prepared by:  
Susan M. Langlotz  
HEDBERG, TOBIN, FLAHERTY & WHALEN  
Three First National Plaza, Suite 2150  
Chicago, Illinois 60602**

MAIL TO:     **Susan M. Langlotz  
HEDBERG, TOBIN, FLAHERTY & WHALEN  
Three First National Plaza, Suite 2150  
Chicago, Illinois 60602**

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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT NO. 11-B AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL").

LOTS 16, 17 AND 18 (EXCEPT THE WEST 14 FEET OF SAID LOTS AND EXCEPT THE NORTH 14 FEET OF LOT 16) IN BLOCK 21 IN COCHRAN'S SECOND ADDITION TO EDGEWATER IN THE EAST FRACTIONAL HALF OF SECTION FIVE, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALSO ALL THAT LAND LYING EAST OF AND ADJOINING THAT PART OF LOTS 16, 17 AND 18 AFORESAID AND LYING WEST OF THE LINE ESTABLISHED BY DECREES ENTERED IN CASE NO. 50 C 1659 AND CASE NO. 50 C 8385, CIRCUIT COURT OF COOK COUNTY, ILLINOIS, SAID LINE BEING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON A LINE WHICH IS PARALLEL TO AND 14 FEET SOUTH OF THE NORTH LINE OF LOT 16 AFORESAID 240.74 FEET EASTERLY FROM THE EAST LINE OF NORTH SHERIDAN ROAD AS WIDENED) THENCE SOUTHERLY ALONG A STRAIGHT LINE TO THE INTERSECTION OF THE SOUTH LINE OF LOT 18 AFORESAID EXTENDED EASTERLY AT A POINT 251.38 FEET EAST OF SAID EAST LINE OF NORTH SHERIDAN ROAD AS WIDENED IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY EXCHANGE NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 9487 RECORDED IN THE OFFICE OF RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 19,727,898; TOGETHER WITH AN UNDIVIDED .813% INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

Cook County Clerk's Office


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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 5-25, 2011 Signature: Mary Ellen Whalen  
Grantor or Agent

Subscribed and sworn to before me by the said agent this 25<sup>th</sup> day of May, 2011.

Notary Public Laurie Winkelman 

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 5-25, 2011 Signature: Mary Ellen Whalen  
Grantee or Agent

Subscribed and sworn to before me by the said agent this 25<sup>th</sup> day of May, 2011.

Notary Public Laurie Winkelman 

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)